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## THE APARTMENT COMPANY®



### St. Lukes Road Spacious maisonette.

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A light, spacious upper maisonette, in a beautiful Victorian semi-detached house on the southern slopes of Bath near to all the facilities on offer in Bear Flat. The well proportioned accommodation comprises; living room, kitchen, three double bedrooms, bathroom/separate WC. and store room. It would benefit from some updating. The property also includes specific areas of both front and rear gardens for the occupier's sole use. No onward chain.

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£350,000 to £380,000

# Quiet location on leafy street

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Maisonette on top floors | Spacious accommodation | 3 double bedrooms | In need of updating | Quiet location | Near facilities of Bear Flat | Easy access to City Centre | Allocated section of front and rear gardens | Approx. 1130 Sq.Ft.

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## ENTRANCE PORCH

Shared entrance porch with cupboard housing the electric meters.

## HALLWAY

Door to Apartment 2 with staircase to first floor hallway. 2 wall mounted radiators. Original bannisters to first and second floor staircases. Original wooden floorboards throughout the apartment beneath floor coverings.

## FIRST FLOOR

### SITTING ROOM

**13' 9" x 17' 0" (4.19m x 5.18m)**

Light and bright with cast iron fireplace with stone hearth. Bay window with 3 sashes. Vinyl flooring. Cornicing and dado rail. Two wall mounted radiators. Phone point. Central ceiling rose. Views over to church opposite.

### KITCHEN

**9' 6" x 11' 2" (2.9m x 3.4m)**

Range of wall and base units with tiled splashbacks. Free standing cooker, washing machine, dishwasher. Vinyl flooring. Back boiler. Larder cupboard.

### BEDROOM 1

**10' 5" x 11' 3" (3.18m x 3.43m)**

Radiator. Cornicing and dado rail. Window to rear. Wall mounted radiator. Central ceiling light.

### BATHROOM

White suite comprising bath with shower over, wash hand basin, wall mounted radiator, central ceiling light, floating shelving. Fitted mirror. Vinyl flooring. Window to front aspect.

### WC

WC and hand wash basin. Wall mounted radiator. Window to side aspect.

## SECOND FLOOR

### BEDROOM 2

**16' 10" x 15' 3" (5.13m x 4.65m)**

Central ceiling light. Access to roof space. 2 wall mounted radiators. Window to front aspect with church view. *Velux* window.

### BEDROOM 3

**13' 9" x 9' 7" (4.19m x 2.92m)**

wall mounted radiator. Central ceiling light. Window to rear aspect.





#### STORE ROOM

6' 3" x 6' 5" (1.91m x 1.96m)

Store room housing the hot and cold water tanks with access to further eaves storage.

#### OUTSIDE

There is a section of the rear garden to left of central footpath, including a shed, which could be fenced off to increase privacy. A diagonal section of the front garden plus side access to the rear garden is also allocated to this apartment.

#### LOCATION

Within a short walk of the property are the desirable facilities of highly popular Bear Flat/Bloomfield incl. delicatessen, chemist, butcher, hairdresser, gourmet restaurant, two supermarkets, two pubs, Alexandra Park with stunning panoramic views over Bath, Linear Park/2-tunnels cycle path (for cycle route to Bristol and local countryside), Bloomfield tennis & bowls club, plus many of Bath's highly regarded state and independent schools. Bath's two universities, both on the southern outskirts of the city, are also within easy reach.

#### TENURE:

Lease Years Remaining: 91

Management Company: Curo Group

Service Charge: £48.04 pcm in 2020/21. This includes £25 pcm allocated to a sinking fund for future communal maintenance, building insurance, ground rent of £10 p.a. and fire alarm /lighting within entrance porch

Council Tax Band: C

Local Authority: B&NES

Parking: Residents' permit parking plus non-restricted on-street parking.



Viewings via the sole agents only:

The Apartment Company  
4 Queen Street  
Bath  
BA1 1HE



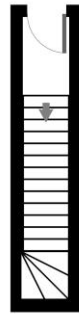
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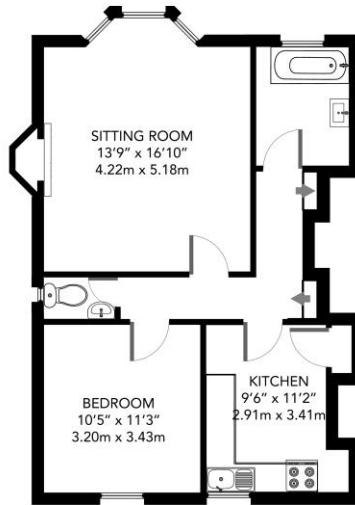
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Upper Maisonette, St. Lukes Road, Bath, BA2 2BB  
Main Apartment: 1021 sq.ft. (94.9 sq.m.)  
Eaves Storage: 112 sq.ft. (10.4 sq.m.)  
Total Area: 1130 sq.ft. (105 sq.m.)

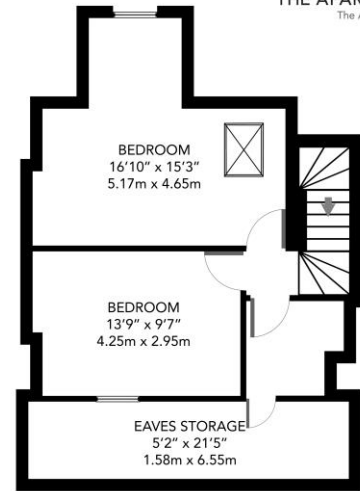
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



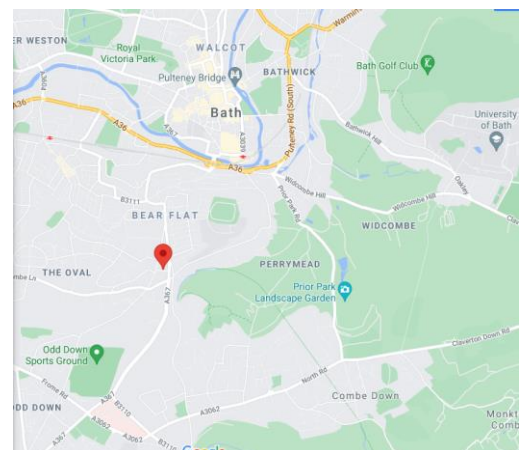
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STORE ROOM  
6'3" x 6'5"  
1.93m x 1.99m



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any such error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Focus Property Marketing 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	53
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



St. Lukes Road

Bath, BA2 2BB

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